

Skamania County, WA

Total: \$304.50 Pgs=2

RECON

Request of: FIRST AMERICAN MORTGAGE SOLUTIONS

eRecorded by: Simplifile

2025-001924

12/02/2025 07:54 AM

WHEN RECORDED MAIL TO:

FIRST AMERICAN MORTGAGE SOLUTIONS

1795 INTERNATIONAL WAY

IDAHO FALLS, ID 83402

PH. 208-528-9895

DEED OF RECONVEYANCE

WASHINGTON

RECORD 2ND

COUNTY OF SKAMANIA

LOAN NO.: 8200075045



PARCEL NO. 02053000131500

LEGAL DESCRIPTION: LOT 2 OF THE PANDA HEIGHTS SHORT PLAT

THE UNDERSIGNED, **FIRST AMERICAN TITLE INSURANCE COMPANY**, located at **1 FIRST AMERICAN WAY, SANTA ANA, CA 92707**, as Trustee, Successor Trustee, or Substitute Trustee, under that certain Deed of Trust dated **MAY 17, 2024**, executed by **ANDREW HOWARD AND ALANNA HOWARD, A MARRIED COUPLE**, Trustor, to **PRIORITY TITLE & ESCROW, LLC**, Original Trustee, for the benefit of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS DESIGNATED NOMINEE FOR AMERICAN FINANCING CORPORATION, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on **MAY 28, 2024** as Auditor's File No. **2024-000631**, in the Records of the County Auditor's Office for **SKAMANIA** County, State of **WASHINGTON**.

PROPERTY ADDRESS: 571 PANDA ROAD, WASHOUGAL, WASHINGTON 98671

WHEREAS, the Undersigned received from **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS DESIGNATED NOMINEE FOR AMERICAN FINANCING CORPORATION, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, the Beneficiary of said Deed of Trust, a written request to reconvey, reciting that the obligation secured by said Deed of Trust has been fully paid and performed, does hereby grant, bargain, and convey, without any covenant or warranty, express or implied, to the person or persons legally entitled thereto, all of the estate held by the Undersigned in and to said described premises by virtue of said Deed of Trust.

IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on **DECEMBER 01, 2025**.
FIRST AMERICAN TITLE INSURANCE COMPANY

TAWNYA RAINEY, VICE PRESIDENT

POD: 20251110

MS8051724IM - LR - WA



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DOCUMENT 2 of 2

MIN: 100339700008595253
MERS PHONE: 1-888-679-6377

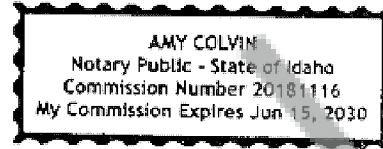
STATE OF **IDAHO**

COUNTY OF **BONNEVILLE**) ss.

On **DECEMBER 01, 2025**, before me, **AMY COLVIN**, personally appeared **TAWNIA RAINEY** known to me to be the **VICE PRESIDENT** of **FIRST AMERICAN TITLE INSURANCE COMPANY** the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.



AMY COLVIN (COMMISSION EXP. 06/15/2030)
NOTARY PUBLIC



This document contains electronic signatures.